



State Level Environment Impact Assessment Authority, Jharkhand

Nursery Complex, Near Dhurwa Bus Stand, Dhurwa, Ranchi, Jharkhand-834004

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Letter No.- EC/SEIAA/2021-22/2574/2021/

Ranchi, Date:

To: **M/s Eastern Estate Construction & Developers Pvt. Ltd.,
Sri Sanjeev Kumar (Director),
403, Gupta Tower, Radium Road,
Kutchery Chowk, Ranchi,
Jharkhand – 834001.**

Sub: Prescribing of ToR to “Residential Complex “Diamond City” of M/s Eastern Estate Construction & Developer Pvt. Ltd. at Village : Oyana, Thana : Pithoria, Tehsil : Ranchi, Dist. : Ranchi, Jharkhand” (Proposal No : SIA/JH/MIS/65999 /2021) - regarding.

Ref: Your application no.: Nil, Dated : 06.05.2022.

Sir,

The proposal was considered by the committee to determine the “Terms of Reference (TOR)” for undertaking detailed EIA study for the purpose of obtaining environmental clearance in accordance with the provisions of the EIA Notification, 2006 and amendments thereafter. For this purpose the project proponent has submitted the prescribed Form - I & PFR the proposed project falls under item 8 (a) Building and Construction Projects as per EIA Notification, 2006.

Project Category : 8 (a) : Building & Construction Project – Application for TOR

EC Application for : Residential buildings : Total built-up area of 99115.19 sq.m.

This is a case of violation which has been taken for appraisal on 12.05.2022 in the light of OM no. F.No.22-21/2020-IA.III[E 138949] dated 28.01.2022 of MoEF&CC, Govt. of India, order passed by Hon'ble Apex Court in the matter of civil appeal no. 7576-7577 of 2021 in Electrosteel Steels Ltd. vs Union of India and SOS vide OM no. F.No. 22-21/2020-IA.III dated 07.07.2021 issued by MoEF&CC, Govt. of India.

Project is classified as Category 8(a) as per EIA Notification as the built up area is less than 1.50,000 sq m and development area is less than 50 ha.

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M/s Eastern Estate Construction and Developers Pvt. Ltd is developing a Group Housing Project Located at Thana no. 46, Thana- Pithoria, Village- Oyana District: Ranchi Jharkhand on a land admeasuring 34,762.63 Square meter (8.58 Acre).

Salient Features of the Project:

Particulars	Total (m ²)
(A) Total Plot as per site	34,762.63
(B) Total Plot as per deed	32,432.36
(C) Road Widening Area	187.26
(D) Excess Land	3,906.06
(E) Plot area after leaving excess land (Net Plot Area)	30,855.57
(F) Provided common road	659.44
(G) Plot area after leaving Road Widening & Common Road Area	30,008.87
(H) Net FAR	87,137.745
Net Plot Area (7.624 Acres)	30855.57
Ground Coverage Area (34.6%)	10383.855
Proposes FAR Area	87137.745
Non FAR including Services	11977.45
Parking Floor (Stilt)	764
Built up Area	99115.195
Green Area (33%)	10200
Project cost	Rs. 47.8 Crore
RWH Pits	08 Pits
Height of the building	35 m

Khata no. & Plot no. of the project :

Khata no	Plot no
1	308(P)
67	310(P), 311(P), 312(P)
160	313(P), 314(P)
154	315(P), 324(P)
76	317(P), 318(P), 319(P), 325(P), 326(P), 327(P), 328(P), 329(P), 330(P), 387(P).
150	331(P)
163	332(p)
16	374(P)

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Latitude & Longitude of the project :

Pillar points	Latitude	Longitude
1	23°27'31.74"N	85°24'44.73"E
2	23°27'32.01"N	85°24'43.88"E
3	23°27'32.83"N	85°24'43.64"E
4	23°27'33.54"N	85°24'43.65"E
5	23°27'33.70"N	85°24'43.18"E
6	23°27'35.67"N	85°24'43.02"E
7	23°27'35.69"N	85°24'43.20"E
8	23°27'36.90"N	85°24'43.14"E
9	23°27'36.94"N	85°24'43.02"E
10	23°27'37.98"N	85°24'43.23"E
11	23°27'40.14"N	85°24'37.34"E
12	23°27'40.02"N	85°24'37.09"E
13	23°27'40.10"N	85°24'36.86"E
14	23°27'39.34"N	85°24'36.62"E
15	23°27'39.44"N	85°24'36.22"E
16	23°27'37.66"N	85°24'35.62"E
17	23°27'37.80"N	85°24'34.92"E
18	23°27'36.86"N	85°24'34.50"E
19	23°27'36.64"N	85°24'35.31"E
20	23°27'34.59"N	85°24'34.68"E
21	23°27'34.45"N	85°24'35.00"E
22	23°27'34.47"N	85°24'35.16"E
23	23°27'33.63"N	85°24'36.44"E
24	23°27'33.29"N	85°24'37.19"E
25	23°27'32.65"N	85°24'37.09"E
26	23°27'31.40"N	85°24'42.11"E
27	23°27'33.34"N	85°24'42.66"E
28	23°27'33.31"N	85°24'42.88"E

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29	23°27'32.44"N	85°24'42.90"E
30	23°27'31.99"N	85°24'43.02"E
31	23°27'31.60"N	85°24'43.52"E
32	23°27'31.27"N	85°24'44.46"E

Parking required

Covered Parking In Basement And Stilts		
Block -A-1	Stilt	16
Block- A-2,3	Stilt	32
Block-B-1,2	Basement	40
Block -B-3,4,5	Stilt	78
Block -B-6,7	Stilt	52
Block-C-1,	Stilt	22
Block-D-1,2	Stilt	0
Commercial	Stilt	20
	Total	260

Car parking in open spaces =

multilayer= 250x2 =500 cars Other parking in open spaces = 4 nos.

Total proposed parking (4w) = 260+500+4 = 764 cars

Total proposed parking (2w) = 436 no's

Population Break up

S. No.	Particulars	No. of Flats	PPU/No. of person/m2	Total
1	Residents	836	@5 Person Per Unit	4180
2	Staff	-	@5% of Residential	209
3	Visitors	-	@ 10% of Residential	418
	Total			4807

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Water Requirement :

The water requirement will be met by Municipal Source. The total water requirement for operational phase is approx. 591 KLD. Fresh water requirement is approx. 384 KLD;

Calculation for Daily Water Demand

S. No.	Particulars	Occupancy/ Area/ No's	Fresh Water Demand		Treated Water Demand	
			lpcd	Quantity	lpcd	Quantity
1	Residents	4180	90	376.2	45	188.1
2	Staff	209	25	5.225	20	4.18
3	Visitors	418	5	2.09	10	4.18
4	Horticulture	10200	NIL	NIL	11/ sqm	10.2
Total Water Requirement				384		207

Summary of Water Requirement & Wastewater Generated

S. No.	Particulars	In KLD
1	Total Water Requirement (384+207)	591
2	Fresh Water Requirement	384
3	Treated Water	207
4	Flushing Water	196. 5
5	Wastewater Generated (80% of Fresh + 100% Flushing)	503. 7
6	STP Capacity (20% higher than the wastewater generated)	600

POWER REQUIREMENT

The power supply is supplied by Jharkhand Bijli Vitran Nigam Limited; the connected load for Project is approx. 3236 KVA.

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Details of D.G Sets

There is provision of 17 DG set of total capacity of 200 KVA. The DG sets are equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.

Site Connectivity :

SR. No	Particulates	Name of Places	Distance (Km)	Direction
1.	Nearest Airport	Birsa Munda Airport, Ranchi	17.9 Kms	SSW
	Nearest Railway Station	Tatisilwai - Train station Purulia Rd	10.216 Km	SSE
		Namkon - Train station Tetry Tolly Basti, Namkum Ranchi, Jharkhand	12.397Km	SSW
		Ranchi Junction	14.337 Km	S
2.	Nearest Bus Stand	Khadgarha Bus Stand	12.705 Km	SSW
		Ranchi Kanta Toli Bus Stand	12.44 Km	SSW
3.	Nearest State Highway/Any other road	SH-2	2.006 Km	W
4.	Nearest National Highway	NH33	3.03 Km	E
5.	Nearest School/College	Govt Primary school , Nueri	1.02 Km	NE
		Kalpana Chawla High School	2.46 Km	NNW
		Ranchi college of Technology and research centre	3.78 Km	SE
6.	Nearest Temple	Radha Krishna Mandir	10.07 Km	ESE
		Shiv Mandir	1.554 Km	WNW

		Hanuman Mandir	6.46 Km	NE
7.	Nearest Hospital	Medanta Hospital Ranchi	2.88 Km	SW
		Raj Superspeciality Hospital	14.49 Km	NE
8.	Nearest Police Station	Tatisilwai Police Station	10.129 Km	SSE
		Lalpur Police Station	12.42 Km	SSW
		Omanjhi Police Station	7.2 Km	ENE
9.	Nearest Fire Station	Army Fire Station	8.68 Km	NNE
10.	Commissioner Office	Commissioner office . Ranchi	12.524Km	WSW
11.	Gram Panchayat	Bargain Panchayat Bhavan	7.217 Km	SE
12.	Nearest Pond	Titartoli Pond	9.8 Km	NE
13.	Nearest River/Nallah/ Canal	Getalsud Dam	14.75 Km	E
14.	Wild Life Sanctuary	Dalma Wildlife Sanctuary	>15 Km	ESE
15.	Zoological Park	Tata Steel Zoological Park	>15Km	WNW
16.	Nearest Defense Installation	CAP Ground	6.016 Km	SE

STATUTORY CLEARANCES :

1	DFO Forest Distance	:	DFO, Ranchi Forest Division vide letter no.2464, dated 31.07.2018 certified that the distance of notified forest is 1000 m from proposed project site.
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2	DFO Wild Life	:	DFO, Wildlife Ranchi Division vide memo no. 1356, dated 10.12.2019 certified that the National Park & Sanctuary is not within 10 km from project site and proposed project is not situated in any ESZ.
3	CO certificate	:	The CO, Kanke, Ranchi vide letter no. 588 (ii), dated 26.07.2021 has mentioned the plot no. of the project is not recorded as "Jangle Jhari" in R.S. Khatyan & Register II.
4	AAI NOC	:	Airport Authority of India has issued NOC vide letter no. RANC/EAST /B/ 062021/ 552243 dated 29.06.2021.
5	Fire Department	:	A Certificate from Fire Department, Jharkhand, Ranchi, vide letter no. 440, dated 20.10.2017.
6	CGWA	:	The CGWA has issued a permission for withdrawal of water vide letter no. 2J-4/723/JH/INF/2021, dated 18.01.2021
7	Building Plan	:	Building Plan approved by RRDA vide letter no. 549, dated 28.02.2018.

Based on the information contained in the documents submitted and the presentation made before the State Level Expert Appraisal Committee (SEAC) during its meeting held during 10th – 14th May, 2022 the Committee recommends issuing of TORs for consideration of SEIAA for undertaking detailed EIA / EMP study and alongwith following specific condition as recommended by SEAC :

- i. PA's to submit environmental damage assessment as per CPCB guidelines.
- ii. PA's to submit status of construction of individual towers separately certified by RMC / Competent Authority empanelled Architects only. PA's are also required to submit data of commencement of project activity.
- iii. PA's also to submit Financial audit statement conducted by registered CA's only for cost incurred in completing the stated construction with supported documents.
- iv. Environmental monitoring locations decided in both core and buffer zone including in downwind direction as per CPCB guidelines.
- v. Committee has decided to undertake Site inspection on notified date and time before finalizing its recommendations.
- vi. PAs to offset (>20%) consumption of conventional energy sources by promoting use of solar energy, passive energy utilization, optimum fenestration, shading effect and heat islands.

SEAC, Jharkhand has suggested the ToRs in its 94th meeting dated 10th, 11th, 12th, 13th and 14th May, 2022 and SEIAA, Jharkhand has approved the ToRs in its 95th meeting held on 14th, 15th & 16th June, 2022.

The TORs prescribed for undertaking detailed EIA study are as follows:

A. Standard Conditions :

1. Examine baseline environmental quality along with projected incremental load due to the project.
2. Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.
3. Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project.
4. Submit the details of the trees to be felled for the project.
5. Submit the present land use and permission required for any conversion such as forest, agriculture etc.
6. Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of E (P) Act.
7. Ground water classification as per the Central Ground Water Authority.
8. Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
9. Rain water harvesting proposals should be made with due safeguards for ground water quality Maximize recycling of water and utilization of rain water. Examine details.
10. Examine soil characteristics and depth of ground water table for rainwater harvesting.
11. Examine details of solid waste generation treatment and its disposal.
12. Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.
13. DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.
14. Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analysed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.
15. A detailed traffic and transportation study should be made for existing and projected gatherings in different time & period.



16. Examine the details of transport of materials for construction which should include source and availability.
17. Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
18. Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.
19. Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
20. The cost of the Project (capital cost and recurring cost) the damage cost of already opened land as well as the cost towards implementation of EMP should be clearly spelt out.
21. Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model ToR available on Ministry website <http://moef.nic.in/Manual/Townships>.

B. Specific Conditions :

1. As per para 12(3) of SO – 804(E) dated 14.03.2017 of Ministry of Environment, Forest and Climate Change, Govt. of India, the State Govt. / SPCB to take action against the project proponent under the provisions of section 19 of the Environment (Protection) Act, 1986.
2. The project proponent shall be required to submit a bank guarantee equivalent to the amount of remediation plan and natural and community resource augmentation plan with the SPCB prior to the grant of EC. The quantum shall be recommended by the SEAC and finalized by the regulatory authority. The bank guarantee shall be released after successful implementation of the EMP, followed by recommendations of the SEAC and approval of the regulatory authority.
3. Assessment of ecological damage with respect to air, water, land and other environmental attributes. The collection and analysis of data shall be done by an environmental laboratory duly notified under the Environment (Protection) Act, 1986, or an environmental laboratory accredited by NABL, or a laboratory of a Council of Scientific and Industrial Research (CSIR) institution working in the field of environment.
4. Preparation of EMP comprising remediation plan and natural and community resource augmentation plan corresponding to the ecological damage assessed and economic benefits derived due to violation.
5. An assessment of the cumulative impact of all development and increased in habitation being carried out or proposed to be carried out by the project or other agencies in the core area, shall be made for traffic densities and parking capabilities in a 2 kms radius from the site. A detailed traffic management and a traffic decongestion plan drawn up through an organization of repute and specializing in Transport Planning shall be



submitted with the EIA and the plan to be implemented to the satisfaction of all the concerned state departments and implementing agencies".

6. Management of solid waste and the Construction & Demolition waste for the project vis-a-vis the Solid Waste Management Rules, 2016 and the Construction & Demolition Rules, 2016.
7. Details of all construction input should be furnished for assessment of Ecological damage/Environmental damage.
8. The remediation plan and the natural and community resource augmentation plan to be prepared as an independent chapter in the EIA report by the accredited consultants.
9. Funds allocation for Corporate Environment Responsibility (CER) shall be made as per Ministry's O.M. No. 22-65/ 2017-IA.III dated May, 2018 for various activities therein. The details of fund allocation and activities for CER shall be incorporated in EIA/EMP report.
10. The prescribed TORs would be valid for a period of three years for submission of the EIA / EMP reports, as per the O.M. No. J-11015/109/2013-IA.II(M), dated 12.01.2017.

Sd/-

Member Secretary
State Level Environment Impact
Assessment Authority, Jharkhand.

Memo No.-EC/SEIAA/2021-22/2574/2021/ 137

Dated: 19/06/2022

Copy to:

1. Additional Chief Secretary, Department of Forests, Environment & Climate Change, Govt. of Jharkhand for information and necessary action.
2. Member Secretary, Jharkhand State Pollution Control Board, Ranchi for information and necessary action.
3. Secretary, SEAC, Jharkhand, Ranchi for information and necessary action.

Member Secretary
State Level Environment Impact
Assessment Authority, Jharkhand